

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2001- 2005
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: City of Olean Housing Authority

PHA Number: NY093

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The City of Olean Housing Authority has as its primary goal to serve low-income families within the City of Olean and surrounding area.

The Housing Authority will achieve its mission as follows:

- By its commitment to provide decent, safe and sanitary housing to eligible applicants, and residents in occupancy.

- By increasing educational opportunities for low-income families to achieve self-sufficiency.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Olean Housing Authority – GOALS and OBJECTIVES

-To develop and maintain a county wide needs assessment which will monitor the availability of decent, safe and affordable housing in the community.

-To ensure equal opportunity in housing for all Americans.

-To promote self-sufficiency for low-income families.

The Housing Authority's mission and goals are consistent with and contribute to HUD's mission and goals and objectives.

PROGRESS REPORT

The City of Olean Housing Authority uses the PHAS Score, as it's primary gauge to determine if it is accomplishing its mission. Our Authority has a June 30 year-end. June 30 Authorities were the first to receive a "Real Score" under the PHAS System. The City of Olean Housing Authority received a 90.1 score. This resulted in a "High Performer" status.

One of the Authorities goals was to develop and maintain a countywide needs assessment, which will monitor the availability of decent, safe and affordable housing in our community. The Olean Housing Authority is an active member of the Cattaraugus County Housing Consortium. The Consortium has as its members, HUD, DHCR, Cattaraugus County Department of Economic Development, Planning and Tourism and the majority of the low-income housing and service providers in the county.

The Consortium, through HUD, contracted with the Coalition for Low Income Community Development, Baltimore, Maryland, to conduct a housing needs assessment for Cattaraugus County. This assessment is to include a one-year analysis of waiting lists. On December 12, 2000 the Consortium received a draft copy of the report and is now in the review process.

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Not Required

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	3
2. Financial Resources	4
3. Policies on Eligibility, Selection and Admissions	5
4. Rent Determination Policies	6
5. Operations and Management Policies	7
6. Grievance Procedures	7.5
7. Capital Improvement Needs	8
8. Demolition and Disposition	9
9. Designation of Housing	10
10. Conversions of Public Housing	11
11. Homeownership	12
12. Community Service Programs	13

13. Crime and Safety	14
14. Pets	15
15. Civil Rights Certifications (included with PHA Plan Certifications)	16
16. Audit	17
17. Asset Management	18
18. Other Information	19

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement (Attachment ny093a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan (Attachment ny093b01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Other Attachments:

- (1) 1997 -Annual Statement – Performance & Evaluation ny093c01
- (2) 1998 – Annual Statement – Performance & evaluation ny093d01
- (3) 1999 – Annual Statement – Performance & Evaluation ny093e01
- (4) 2000 – Annual Statement – Performance & Evaluation ny093f01

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,163	NA	NA	NA	NA	NA	NA
Income >30% but <=50% of AMI	1,673	NA	NA	NA	NA	NA	NA
Income >50% but <80% of AMI	1,663	NA	NA	NA	NA	NA	NA
Elderly	1,767	NA	NA	NA	NA	NA	NA
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	49		129
Extremely low income <=30% AMI	31	63.3	
Very low income (>30% but <=50% AMI)	14	28.6	
Low income (>50% but <80% AMI)	4	8.1	
Families with children	18	60.0	
Elderly families	3	10.0	
Families with Disabilities	9	30.0	
White	45	91.8	
African-American	4	8.2	
American Indian			
Asian/Pacific			
Characteristics by Bedroom Size (Public Housing Only)			
1BR/ Studio	28	57.1	38

Housing Needs of Families on the Waiting List			
2 BR	10	20.4	9
3 BR	7	14.3	56
4 BR	4	8.2	26
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Each year the Authority experiences a higher turnover rate. Last year 129 apartments were vacated. This year, at the rate we are going, we could possibly turnover 150 apartments, which equates to almost 50% of our units. The Authority has 306 units in its inventory

To deal with the turnover problem we must find out why we have the high turnover. Once this is determined we have to come up with a strategy to reduce the turnover.

As you can see from the lack of information available there is a need for new information, which will help determine local need. To deal with this we are active members of the Cattaraugus County Housing Consortium, which has as its mission the Creation of a County Consolidated Plan.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	504,742	
b) Public Housing Capital Fund	652,660	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Comp. Grant 2000	554,689	
3. Public Housing Dwelling Rental Income	725,527	
4. Other income (list below)		
Misc. Income	30,000	
4. Non-federal sources (list below)		
 Public Housing Investment		
Income	38,000	
 Total resources	2,505,618	

Note: "We specifically reserve the right to change this financial resources statement based on later, better information."

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Within one week of application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused

- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- (2) Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- (1) Victims of domestic violence
- (2) Substandard housing
- (1) Homelessness
- (2) High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Tenant Handbook

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing *Do not Respond per Federal Register – February 5, 2001*

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- The family has lost eligibility or is awaiting eligibility determination for a Federal, State or local assistance program.
- The family would be evicted as a result of the imposition of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including loss of employment.
 - A death in the immediate family has occurred.
- Other circumstances determined by the PHA or HUD.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
 (Note: Flat Rents)
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
 - Child Support Paid
 - 401K type deductions

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) Any time the family experiences an income decrease.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management (Not Required-High Performer)

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures (Not Required – High Performer)

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office

- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ny093a01

-or-

- The Capital Fund Program Annual Statement is provided below:

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number FFY of Grant Approval:

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name ny093b01
- or-

The Capital Fund Program 5-Year Action Plan is provided below:

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY093001	West and Alder Court	2	1.8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
				07/01/2002 07/01/2001 07/01/2002 07/01/2003 07/01/2004 07/01/2001 07/01/2002 07/01/2004 07/01/2003 07/01/2004 07/01/2003 07/01/2004 07/01/2003 07/01/2004 07/01/2001 07/01/2002 07/01/2003 07/01/2004 07/01/2003 07/01/2004 07/01/2004 07/01/2003 07/01/2004 07/01/2002 07/01/2003 07/01/2003 07/01/2003 07/01/2003 07/01/2002 07/01/2003 07,01/2003 07/01/2004
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY093002	Spring and Seneca Courts	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
				07/01/2001 07/01/2002 07/01/2003 07/01/2002 07/01/2002 07/01/2001

					07/01/2003 07/01/2001 07/01/2003 07/01/2004 07/01/2004 07/01/2002 07/01/2003 07/01/2003 07/01/2001 07/01/2003 07/01/2003 07/01/2001 07/01/2003 07/01/2002 07/01/2002 07/01/2002 07/01/2001
Total estimated cost over next 5 years					
Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
NY093003	Olean House	4	6%		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
					07/01/2003 07/01/2003 07/01/2003 07/01/2001 07/01/2004 07/01/2001 07/01/2002 07/01/2003 07/01/2004 07/01/2001 07/01/2001 07/01/2002 07/01/2001 07/01/2002 07/01/2003
Total estimated cost over next 5 years					

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY093004	South Court	2	3.6%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			07/01/2001 07/01/2003 07/01/2004 07/01/2001 07/01/2001 07/01/2003 07/01/2003 07/01/2003 07/01/2001 07/01/2002 07/01/2002 07/01/2001 07/01/2002 07/01/2001 07/01/2002 07/01/2003
Total estimated cost over next 5 years			
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA WIDE	Olean Housing Authority		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			07/01/2001 07/01/2002 07/01/2003 07/01/2004 07/01/2001 07/01/2002 07/01/2003 07/01/2004

Total estimated cost over next 5 years		

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
 b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
 If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance (Not Required to Complete – High Performer)

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Not Required to Complete- High Performer

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs Note:
High Performing Housing Authority – Not required to Complete

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures High Performing Housing Authority not Participating in PHDEP – Not Required to Complete This Section.

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] Note: Board Resolution re; "Pet Policy" dated 3/27/01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management (Note: High Performer – Not Required To File)

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

 - b. Eligible candidates: (select one)
 Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: New York State

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The local Abbreviated Submission calls for handicap accessibility at the Elderly Units. The 1999 Comprehensive Grant Program includes funds for a new handicap accessible entrance to Seneca Court and the conversion of two units to total handicap accessibility. The 2000 Comprehensive Grant includes a new entrance at Spring Court with the conversion of one unit to total handicap accessible.
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Both Plans see handicap accessibility as a priority.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ny093g01 – Resident Advisory Board Membership:

Alder Court:

Eugene Button	Apartment 404-2, Alder Street
Elizabeth Thayer	Apartment 408-6, Alder Street
Carol Button	Apartment 404-2, Alder Street

West Court:

Joseph Fusiara	Apartment 315-5, N 15 th Street
Charles Black	Apartment 309-6, N 15 th Street
Darla Hamilton	Apartment 313-5, N 15 th Street
Virginia DeMarte	Apartment 309-5, N 15 th Street

South Court:

Walter Vaughn, Sr.	Apartment C-6, 554 Martha Avenur
Shirley Cox	Apartment D, 554 Martha Ave,
Lucinda Connelly	

Olean House

Mary Lou Kline	Apartment 219, 132 N. Union St.
Jo Seweten	Apartment 224, 132 N. Union St.

Spring Court:

Betty Marra	Apartment 19, 102 W. Spring St.
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Seneca Court:

Vincent Caffo	Apartment 31, 401 Alder St.
Helen Lucanik	Apartment 27, 401 Alder St.
Suzanne Benjamin	Apartment 34, 401 Alder Street
Patricia Cornelius	Apartment 19, 401 Alder St.

ny093h01 – Resident Membership:

Vincent Caffo	Apartment 31, 401 Alder St.
Joseph Fusiara	Apartment 315-5, N 15 th St.

Table Library

CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT ny093a01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	46,696			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition	80,000			
9	1450 Site Improvement	60,212			
10	1460 Dwelling Structures	400,752			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P09350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	652,660			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security--Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY093001								
West/Alder	Concrete Replacement & Drainage		1450	partial	10,000			
	Asphalt Replacement, Repair & Sealing		1450	partial	22,000			
	Replace Exterior Doors & Storms		1460	21 @ 300	6,300			
	Replace Hot Water Tanks & Boilers		1460	3 @ 2000	6,000			
	Frost Free Refrigerators		1460	5 @ 400	2,000			
	Stoves with Rear Controls		1460	5 @ 300	1,500			
	Laundry Equipment – Washers & Dryer		1475	36 @ 1000	36,000			
	SUB TOTAL				83,800			
NY093002								
Spring/Seneca	Property Purchase-Spring Court		1440	new parking	80,000			
	Concrete Replacement & Drainage		1450	partial	15,000			
	Asphalt Replacement, Repair & Sealing		1450	partial	2,000			
	Stoves with Front Controls		1460	5 @ 300	1,500			
	Replace Hot Water Tanks & Boilers		1460	1 @ 3000	3,000			
	Renovate Corridor Ceiling		1460	20%	20,000			
	Laundry Equipment – Washer & Dryer		1475	12 @ 1000	12,000			
	SUB TOTAL				133,500			
NY093003								
Olean House	Asphalt Replacement, Repair & Sealing		1450	partial	1,500			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Stoves with Front Controls		1460	5 @ 300	1,500			
	New Storefront Entrance		1460	70%	74,452			
	New Elevator		1460	50%	100,000			
	Update, Repair & Paint Fire Escape		1460	25%	10,000			
	Apartment Restoration (Force Acct)		1460	9 @ 18000	162,000			
	Laundry Equipment – Washer & Dryer		1475	4 @ 1000	4,000			
	SUB TOTAL				353,452			
NY093004								
South Court	Concrete Replacement & Drainage		1450	partial	6,406			
	Landscaping		1450	partial	1,000			
	Asphalt Replacement, Repair & Sealing		1450	partial	2,306			
	Frost Free Refrigerators		1460	5 @ 400	2,000			
	Stoves with Rear Controls		1460	5 @ 300	1,500			
	Replace Hot Water Tanks & Boilers		1460	2 @ 2000	4,000			
	Replace Exterior Doors & Storm Doors		1460	5 @ 1000	5,000			
	Computer Equipment & Software		1475	partial	3,000			
	SUB TOTAL				25,212			
PHA WIDE								
	Administrator & Benefits		1410		46,696			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Architect & Engineer		1430		10,000				
	SUB TOTAL				56,696				
	GRANT TOTAL				652,660				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program No: NY06P09350101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY093001 West/Alder	3/31/03			9/30/04			
NY093002 Spring/Seneca	3/31/03			9/30/04			
NY093003 Olean House	3/31/03			9/30/04			
NY093004 South Court	3/31/03			9/30/04			
PHA Wide	3/31/03			9/30/04			

Capital Fund Program Five-Year Action Plan

ATTACHMENT ny093b01

Part I: Summary

PHA Name City of Olean Housing Authority		610 Martha Avenue, Olean, N.Y. 14760 Cattaraugus County		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 6/30/03	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 6/30/04	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 6/30/05	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 6/30/06
NY093001 West/Alder Courts	Annual Statement	51,800	118,550	276,849	42,800
NY093002 Spring/Seneca Courts		191,100	137,500	61,800	120,500
NY093003 Olean House		225,452	253,351	200,452	268,952
NY093004 South Court		60,798	41910	30,660	150,922
#1408 Management Improvements					10,000
#1410 Administration		48,510	51,349	52,899	54,486
#1430 Fees & Costs		5,000	50,000	30,000	5,000
#1440 Site Acquisition		70,000			
Total CFP Funds (Est.)		652,660	652,660	652,660	652,660
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : _2_ FFY Grant:2002 PHA FY: 6/30/03			Activities for Year: _3 FFY Grant: 2003 PHA FY: 6/30/04		
	NY093001 West/Alder Courts			NY093001 West/Alder Courts		
	Landscaping – Fences, Shrubs	10%	1,000	Concrete Replacement & Drainage	#404, #408	25,000
	Asphalt Replacement, Repair, Seal	West Ct.	20,000	Playground Equipment	West	10,000
	Replace Exterior & Storm Doors	21 @ 300	6,300	Exterior Boiler Room Bldg. #303		20,000
	Replace Hot Water Tanks & Boilers	3 @ 2,000	6,000	Site Furnishings	partial	2,000
	Frost Free Refrigerators	5 @ 400	2,000	Asphalt Replacement, Repair, Seal		2,000
	Stoves with Rear Controls	5 @ 300	1,500	Interior Closet Doors	50 @ 300	15,000
	Concrete Replacement & Drainage	#303, #305	15,000	Replace Exterior Doors & Storm Doors	21 @ 300	6,300
	SUB TOTAL		51,800	Roof, Soffit and Gutter Replacement	partial	10,000
				Replace Hot Water Tanks and Boilers	3 @ 2000	6,000
	NY093002 Spring/Seneca Courts			Exterior Lighting		2,000
	Concrete Replacement & Drainage	15%	15,000	Power Wash , Point & Seal Brick	West	10,000
	Landscaping: Furnishings, Plants, Fences	partial	2,000	Frost Free Refrigerators	5 @ 400	2,000
	Asphalt – New Parking Area		40,000	Stoves with Rear Controls	5 @ 300	1,500
	Smoke Detector with Strobe Light	81 @ 100	8,100	Patio Divider Replacement	partial	3,750
	Renovate Main Entrance – Spring Court		80,000	Security Equipment - Cameras		3,000
	Stoves with Front Controls	5 @ 300	1,500	SUB TOTAL		118,550
	Renovate Corridor Ceilings	20%	30,000			
	Medicine Cabinets with Lights	81 @ 150	12,500	NY093002 Spring/Seneca Court		
	Furniture for Community Room	partial	2,000	Concrete Replacement & Drainage	partial	15,000
	SUB TOTAL		191,100	Asphalt Replacement, repair, Seal		2,000
				Additional Parking		50,000
	NY093003 Olean House			Weatherstrip Exterior Doors	80 @ 50	4,000
	Stove with Front Controls	5 @ 300	1,500	Powerwash, Point & Seal Brick		10,000
	New Main Entrance	20%	14,452	Carpet Corridor	partial	15,000
	Update – Repair/Paint Fire Escapes	25%	10,000	Stoves with Front Controls	5 @ 300	1,500
	Apartment Restoration	9 @ 18000	162,000	Renovate Corridor Ceilings	20%	30,000
	Hot Water Tank Replacement	1 @ 2500	2,500	New Vinyl Siding Between Windows	100%	10,000

	Asphalt Replacement & Drainage	Rear Lot	35,000	SUB TOTAL		137,500
	SUB TOTAL		225,452			
				NY093003 Olean House		
	NY093004 South Court			Stoves with Front Controls	5 @ 300	1,500
	Frost Free Refrigerators	5 @ 400	2,000	Community Room Furnishings	partial	2,000
	Stoves with Rear Controls	5 @ 300	1,500	Replace Windows on Front of Building		65,899
	Replace Hot Water Tanks & Insulation	2 @ 2000	4,000	Apartment Restoration	9 @ 19605	176,452
	Replace Closet Doors	partial	31,673	Replace Hot Water Tanks & Boilers	1 @ 2500	2,500
	Replace Exterior & Storm Doors	10 @ 1000	10,000	Security Equipment - Cameras		5,000
	Computer Equipment Upgrade	partial	6,000	SUB TOTAL		253,351
	Replace Patio Dividers	partial	5,625			
	SUB TOTAL		60,798	NY093004 South Court		
				Concrete Replacement & Drainage	partial	4,000
				Asphalt Replacement, Repair, Seal	partial	3,000
				Roof Replacement/Repair	partial	7,410
				Frost Free Refrigerator	5 @ 400	2,000
				Stoves with Rear Controls	5 @ 300	1,500
				Replace Hot Water Tanks/Boilers/Insulate	2 @ 2000	4,000
				Replace Exterior/Storm Doors	10 @ 1000	10,000
				Computer Equipment Upgrade		10,000
				SUB TOTAL		41,910

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :_4 FFY Grant: 2004 PHA FY: 6/30/05			Activities for Year: _5 FFY Grant: 2005 PHA FY: 6/30/06		
	NY093001 West/Alder Courts			NY093001 West/Alder Courts		
	Concrete Replacement & Drainage	#404, #313	40,000	Concrete Replacement & Drainage	partial	5,000
	Landscaping: Fence, Shrubs	partial	5,000	Landscaping: Fences, Shrubs		2,000
	Playground Equipment	Alder	5,000	Asphalt Replacement, Repair, Seal		2,000
	Asphalt Replacement, Repair, Seal	Alder	20,000	Replace Exterior Door/Storm Door	21 @ 300	6,300

Interior Closet Doors	50 @ 300	15,000	Replace Hot Water Tanks & Boilers	3 @ 2000	6,000
Replace Exterior Door/Storm Door	21 @ 300	6,300	Exterior Security Lighting		5,000
Roof , Gutter, Soffit Replacement	partial	76,049	Power Wash, Point, Seal Brick	Alder	10,000
Replace Hot Water Tanks & Boilers	3 @ 2000	6,000	Frost Free Refrigerators	5 @ 400	2,000
Frost Free Refrigerators	5 @ 400	2,000	Stoves with Rear Controls	5 @ 300	1,500
Stoves with Rear Controls	5 @ 300	1,500	Laundry Equipment – Washer & Dryer	3 @ 1000	3,000
Remodel Apartment Entrances	partial	100,000	SUB TOTAL		42,800
SUB TOTAL		276,849			
			NY093002 Spring/Seneca Courts		
NY093002 Spring/Seneca Courts			Concrete Replacement and Drainage	Spring	8,000
Handicapped Door Hardware		6,000	Asphalt Replacement, Repair, Seal	Seneca	15,000
Replace Exterior Doors	81 @ 300	24,300	Laundry Equipment - Replacements		1,000
Stoves with Front Controls	5 @ 300	1,500	Carpet Corridors	partial	15,000
Renovate Corridor Ceilings	20%	30,000	Stoves with Front Controls	5 @ 300	1,500
SUB TOTAL		61,800	Fire Door Replacement w/Openers		4,000
			Renovate Corridor Ceilings	20%	20,000
NY093003 Olean House			Roof, Soffit, Gutter Replacement	partial	40,000
Stoves with Front Controls	5 @ 300	1,500	Security Equip. & Auto Door Operator	8 @ 2000	16,000
Power Wash, Point, Seal Brick	partial	20,000	SUB TOTAL		120,500
Apartment Restoration	9 @ 19605	176,452			
Hot Water Tank Replacement	1 @ 2500	2,500	NY093003 Olean House		
SUB TOTAL		200,452	Stoves with Front Controls	5 @ 300	1,500
			Community Room Furnishings		6,000
NY093004 South Court			Power Wash, Point, Seal Brick	partial	30,000
Concrete Replacement & Drainage	partial	13,160	Handicapped Door Hardware	25%	15,000
Frost Free Refrigerator	5 @ 400	2,000	Apartment Restoration	9 @ 19605	176,452
Stoves with Rear Controls	5 @ 300	1,500	Asphalt Replacement, Repair, Seal		2,000
Hot Water Tank /Insulation Replacement	2 @ 2000	4,000	Engineering Study on Firetower		6,000
Replace Exterior & Storm Doors	10 @ 1000	10,000	Laundry Equipment - Replacements	2 @ 1000	2,000
SUB TOTAL		30,660	Demolition of Old Water Tank on Roof		30,000
			SUB TOTAL		268,952
			NY093004 South Court		
			Concrete Replacement & Drainage	partial	20,000

				Site Furnishings, Shrubs		3,000
				Landscaping: Fences, Trees	partial	10,000
				Asphalt Replacement, Repair, Seal		3,000
				Roof, Soffit, Gutter Replacement	partial	50,000
				Security Lighting, Pole Lights		5,000
				Replace Bedroom Light Fixtures	55 @ 150	8,250
				Frost Free Refrigerators	5 @ 400	2,000
				Stoves with Rear Controls	5 @ 300	1,500
				Community Room Furnishings	partial	3,000
				Hot Water Tank/Boiler Replacement	2 @ 2000	4,000
				Power Wash, Point, Seal Brick		10,000
				Replace Exterior & Storm Doors	10@ 1000	10,000
				New Storage Shed For Maintenance		16,172
				Computer Equipment Upgrade	partial	5,000
				SUB TOTAL		150,922

CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT ny093c01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370597 Replacement Housing Factor Grant No:			Federal FY of Grant: 1997
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	30,522	30,522	30,522	30,522
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,775	19,775	19,775	19,775
8	1440 Site Acquisition	209,741	209,608	209,608	209,608
9	1450 Site Improvement	15,000	15,133	15,133	15,133
10	1460 Dwelling Structures	291,720	291,720	291,720	291,720
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P09370597 Replacement Housing Factor Grant No:	Federal FY of Grant: 1997
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	566,758	566,758	566,758	566,758
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of Line XX related to Security- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370597 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
NY093001	Concrete Replacement		1450	222 sq. ft.	2,000	0				
West/Alder Courts	Landscaping, Shrubs, Planters ,Fence		1450	10%	2,000	0				
	Asphalt Repair/Sealing		1450	100%	0	4,263	4,263	4,263	complete	
					-----	-----	-----	-----		
	SUB-TOTAL				4,000	4,263	4,263	4,263		
					=====	=====	=====	=====		
NY093002										
Spring/Seneca	Concrete Replacement & Drainage		1450	222 sq. ft.	2,000	0				
	Landscaping, Shrubs, Fence		1450	10%	2,000	0				
	Renovate Soffit, Facia, Gutters		1460	100%	60,000	31,321	31,321	31,321	complete	
	(Force Account)				-----	-----	-----	-----		
	SUB-TOTAL				64,000	31,321	31,321	32,321		
					=====	=====	=====	=====		
NY093003										
Olean House	Roof Replacement		1460	95%	15,220	15,220	15,220	15,220	complete	
	Paint Front of Building		1460	100%	20,000	0				
	Apartment Restorations (Force Acct.)		1460	9	192,000	93,771	93,771	93,771	complete	
	Purchase First Floor		1440	20,000 sq ft	209,741	209,608	209,608	209,608	complete	
	First Floor Restoration (Force Acct.)		1460	50%	0	126,908	126,908	126,908	complete	
					-----	-----	-----	-----		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370597 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	SUB-TOTAL				436,961	445,507	445,507	445,507		
					=====	=====	=====	=====		
NY093004										
South Court	Concrete Replacement& Drainage		1450	111 sq ft	1,000	0				
	Asphalt Replacement		1450	1,666 sq ft	5,000	870	870	870	complete	
	Landscaping, Shrubs, Refuse Centers		1450	10%	1,000	10,000	10,000	10,000	complete	
	New Mail Boxes		1460	100%	4,500	0				
	Restore Electric Clothes Dryer Vents		1460	55	0	0				
	Community Building/Refuse Centers		1460	100%	0	24,500	24,500	24,500	complete	
					-----	-----	-----	-----		
	SUB-TOTAL				11,500	35,370	35,370	35,370		
					=====	=====	=====	=====		
PHA Wide	Salary – Comp Grant Director & Maint. Supervisor		1410		30,522	30,522	30,522	30,522		
	Architects & Engineers		1430		19,775	19,775	19,775	19,775		
					-----	-----	-----	-----		
	SUB-TOTAL				50,297	50,297	50,297	50,297		
					=====	=====	=====	=====		
	GRANT TOTAL				566,758	566,758	566,758	566,758		
					=====	=====	=====	=====		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program No: NY06P09370597 Replacement Housing Factor No:				Federal FY of Grant: 1997	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY093001 Alder/West Court	3/30/99	9/30/99	9/30/99	9/30/00		9/30/00	
NY093002 Spring/Seneca Courts	3/30/99	9/30/99	9/30/99	9/30/00		9/30/00	
NY093003 Olean House	3/30/99	9/30/99	9/30/99	9/30/00		9/30/00	
NY093004 South Court	3/30/00	9/30/99	9/30/00	9/30/00		9/30/00	
PHA Wide	3/30/99	9/30/99	9/30/00	9/30/00		9/30/00	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name					
		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE
ATTACHMENT ny093d01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370698 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	41,662	41,662	41,662	41,662
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	35,000	35,000	18,152
8	1440 Site Acquisition	255,000	250,000	250,000	250,000
9	1450 Site Improvement	9,786	13,187	13,187	13,187
10	1460 Dwelling Structures	241,489	241,489	241,489	241,489
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,214	11,813	11,813	11,813
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P09370698 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	593,151	593,151	593,151	576,303
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security—Soft Costs				
	Amount of Line XX related to Security—Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370698 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY093001									
West/Alder Court	Concrete Replacement & Drainage		1450	222 sq ft	2,000	0			
					-----	-----	-----	-----	
	SUB-TOTAL				2,000	0	0	0	
					-----	-----	-----	-----	
NY093002									
Spring/Seneca	Concrete Replacement		1450	222 sq ft	2,000	0			
	Add to Existing Parking Lot		1450	2500 sq ft	5,000	0			
					-----	-----	-----	-----	
	SUB-TOTAL				7,000	0	0	0	
					-----	-----	-----	-----	
NY093003									
Olean House	Purchase First Floor		1440	18,999 sq ft	255,000	250,000	250,000	250,000	complete
	First Floor Restoration (Force Acct)		1460	60%	221,489	241,489	241,489	241,489	complete
	Apartment Restoration		1460	9	20,000	0			
	Asphalt/Concrete Replacement-Parking		1450	10%	0	8,428	8,428	8,428	complete
					-----	-----	-----	-----	
	SUB-TOTAL				496,489	499,917	499,917	499,917	
					-----	-----	-----	-----	
NY093004									
South Court	Concrete Replacement & Drainage		1450	111 sq ft	786	4,759	4,759	4,759	complete
	Community Bldg. Entrance & Refuse		1470		10,214	11,813	11,813	11,813	complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370698 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					-----	-----	-----	-----	
	SUB-TOTAL				11,000	16,572	16,572	16,572	
					=====	=====	=====	=====	
PHA Wide	Salary Comp Grant Administrator & Maintenance Supervisor		1410		41,662	41,662	41,662	41,662	
	Architect & Engineer		1430		35,000	35,000	35,000	18,152	
					-----	-----	-----	-----	
	SUB-TOTAL				76,662	76,662	76,662	76,662	
					=====	=====	=====	=====	
	GRANT TOTAL				593,151	593,151	593,151	573,303	
					=====	=====	=====	=====	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program No: NY06P09370698 Replacement Housing Factor No:	Federal FY of Grant: 1998
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY093001 West/Alder Court	3/30/00		3/30/00	9/30/01		9/30/01	
NY093002 Spring/Seneca Court	3/30/00		3/30/00	9/30/01		9/30/01	
NY093003 Olean House	3/30/00		3/30/00	9/30/01		9/30/01	
NY093004 South Court	3/30/00		3/30/00	9/30/01		9/30/01	
PHA Wide	3/30/00		3/30/00	9/30/01		9/30/01	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT ny093e01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370799 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	20,000	20,000	10,285	10,285
	Management Improvements Hard Costs				
4	1410 Administration	43,275	43,275	43,275	21,625
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	5,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	94,434	94,434	79,601	79,601
10	1460 Dwelling Structures	477,650	477,650	459,016	459,016
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	16,000	16,000	16,000	16,000
13	1475 Nondwelling Equipment	18,000	18,000	10,320	10,320
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P09370799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	674,359	674,359	618,497	596,847
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of Line XX related to Security- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY093001									
West/Alder	Concrete Replacement & Drainage		1450	20%	30,000	30,000	26,650	26,650	In-progress
	Asphalt Replacement & Sealing		1450		3,000	3,000			
	Landscaping		1450	10%	2,000	2,000			
	Refuse Collection Centers		1470	50%	16,000	16,000	16,000	16,000	Complete
					-----	-----	-----	-----	
	SUB TOTAL				51,000	51,000	42,650	42,650	
					=====	=====	=====	=====	
NY093002									
Spring/Seneca	Concrete Replacement		1450	partial	2,000	446	446	446	Complete
	Asphalt Replacement		1450		2,000	0			
	Handicap Conversions		1460	2 units	15,000	28,592	28,962	28,962	Complete
	Renovate Main Entrance		1460	100%	125,000	119,500	96,941	96,941	
	New Stoves – Front Controls		1460		5,000	5,000	5,000	5,000	Complete
	Medicine Cabinets w/lights		1460	81	3,150	0			
	Furniture for New Entrance		1460	100%	2,500	0			
	Patio Dividers		1460	100%	8,000	9,112	9,112	9,112	Complete
					-----	-----	-----	-----	
	SUB TOTAL				162,650	162,650	140,461	140,461	
					=====	=====	=====	=====	
NY093003									

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370799 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Olean House	New Front Entrance on Ground Flr.		1460	75%	54,000	0			
	Apartment Restoration		1460	5 units	100,000	0			
	First Floor Restoration		1460	90%	160,000	314,000	314,000	314,000	Complete
	Asphalt Replacement		1450	partial	6,558	2,731	981	981	
					-----	-----	-----	-----	
	SUB TOTAL				320,558	316,731	314,981	314,981	
					=====	=====	=====	=====	
NY093004									
South Court	Concrete Replacement		1450	partial	2,000	2,000	821	821	
	Resurface Parking Lot		1450	100%	46,876	50,703	50,703	50,703	Complete
	Playground Equipment		1475	partial	12,000	12,000	5,162	5,162	
	Stoves w/Rear Controls		1460	10 @ 500	5,000	5,000	5,000	5,000	Complete
	Computer Equip. Adm. Office		1475	partial	6,000	6,000	5,158	5,158	
					-----	-----	-----	-----	
	SUB TOTAL				71,876	75,703	66,844	66,844	
					=====	=====	=====	=====	
PHA Wide	Management Improvements/Acc. Rec.		1408		20,000	20,000	10,285	10,285	
	Salary Comp Grant Adm.		1410		43,275	43,275	43,275	21,625	
	Architect/Engineer		1430		5,000	5,000			
					-----	-----	-----	-----	
	SUB TOTAL				68,275	68,275	53,560	31,910	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09370799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					=====	=====	=====	=====	
	GRANT TOTAL				674,359	674,359	618,497	596,847	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program No: NY06P09370799 Replacement Housing Factor No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY093001 West/Alder	3/30/01			9/30/02			
NY093002 Spring/Seneca	3/30/01			9/30/02			
NY093003 Olean House	3/30/01			9/30/02			
NY093004 South Court	3/30/01			9/30/02			
PHA Wide	3/30/01			9/30/02			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT ny093f01

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs					
4	1410 Administration	44,952	44,952	44,952	1,258	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	8,000	8,000			
8	1440 Site Acquisition					
9	1450 Site Improvement	40,000	40,000			
10	1460 Dwelling Structures	562,407	526,257	37,843	37,843	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	16,000	16,000			
13	1475 Nondwelling Equipment	3,000	3,000	724	724	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P09350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	674,359	638,208	83,519	39,825
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of Line XX related to Security- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY093001									
West/Alder	Concrete Replacement & Drainage		1450	partial	10,000	10,000			
	Landscaping		1450	partial	4,000	4,000			
	Refuse Collection Center		1470	2 bldgs.	16,000	16,000			
					-----	-----	-----	-----	
	SUB TOTAL				30,000	30,000			
					=====	=====	=====	=====	
NY093002									
Spring/Seneca	Concrete Replacement		1450	20%	20,000	20,000			
	Landscaping		1450	partial	5,000	5,000			
	Handicap Conversion - Spring		1460	1 unit	8,000	8,000			
	Renovate Main Entrance - Spring		1460	100%	80,000	80,000			
					-----	-----	-----	-----	
	SUB TOTAL				113,000	113,000			
					=====	=====	=====	=====	
NY093003									
Olean House	Landscaping		1450	partial	1,000	1,000			
	Apartment Restoration (Force Acct)		1460	8 units	162,000	162,000			
	Insulate Attic		1460	50%	49,407	13,256			
	New Elevator		1460	100%	200,000	200,000			
	First Floor Restoration		1460	partial	60,000	60,000	37,843	37,843	
					-----	-----	-----	-----	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: City of Olean Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P09350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	SUB TOTAL				472,407	436,256	37,843	37,843	
					=====	=====	=====	=====	
NY093004									
South Court	Refrigerator Replacements		1460	8 @ 375	3,000	3,000			
	Computer Equipment – Adm. Office		1475		3,000	3,000	724	724	
					-----	-----	-----	-----	
	SUB TOTAL				6,000	6,000	724	724	
					=====	=====	=====	=====	
PHA WIDE									
	Administrator & Benefits		1410		44,952	44,952	44,952	1,258	
	Architect & Engineer		1430		8,000	8,000			
					-----	-----	-----	-----	
	SUB TOTAL				52,952	52,952	44,952	1,258	
					=====	=====	=====	=====	
	GRANT TOTAL				674,359	638,208	83,519	39,825	
					=====	=====	=====	=====	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Olean Housing Authority	Grant Type and Number Capital Fund Program No: NY06P09350100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY093001 West/Alder	3/31/02			9/30/03			
NY093002 Spring/Seneca	3/31/02			9/30/03			
NY093003 Olean House	3/31/02			9/30/03			
NY093004 South Court	3/31/02			9/30/03			
PHA Wide	3/31/02			9/30/03			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					

